

# Boundary Line Adjustment Survey for Rod Rowley and Duchesne County

Located in Section 30, T. 3 S., R. 2 W., U.S.B. & M.

Duchesne County, Utah

2018

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

## LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- COUNTY ROAD RIGHT OF WAY LINE
- DEED LINE
- EXISTING EASEMENT FROM MIDVIEW PLAT
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- NOT FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- NOT FOUND QUARTER SECTION CORNER AS NOTED

## ORIGINAL DESCRIPTION FOR DUCHESNE COUNTY PARCEL 00-0007-5881 (2821-0001)

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M.; THENCE S01°35'06"E ALONG THE QUARTER SECTION LINE, 1287.22 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE S00°34'20"E ALONG THE QUARTER SECTION LINE, 475.49 FEET TO THE SOUTH RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID COUNTY RIGHT OF WAY LINE THE FOLLOWING COURSES: AROUND A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 117.71 FEET (CHORD BEARS S39°59'23"W 117.71 FEET), S30°36'59"W 69.57 FEET, AND S38°52'49"W 46.71 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°35'08"W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 1186.82 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N01°06'05"W ALONG THE 40 ACRE LINE, 260.81 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL 00-0031-5350; THENCE N89°34'48"E ALONG THE SOUTH LINE OF SAID TAX PARCEL, 400.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX PARCEL; THENCE N01°06'05"W ALONG THE EAST LINE OF SAID TAX PARCEL, 400.00 FEET TO THE NORTHEAST CORNER OF SAID TAX PARCEL AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N89°34'48"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 267.52 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N01°33'26"W ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 1096.38 FEET TO THE SOUTHWEST CORNER OF LOT #1 OF THE DUCHESNE COUNTY - ROD ROWLEY MINOR SUBDIVISION; THENCE S89°37'22"E ALONG THE SOUTH LINE OF SAID LOT #1, 217.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT #1; THENCE N01°33'26"W ALONG THE EAST LINE OF SAID LOT #1, 200.11 FEET TO THE NORTHEAST CORNER OF SAID LOT #1 AND THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 30, 449.47 FEET TO THE POINT OF BEGINNING. CONTAINING 35.008 ACRES, MORE OR LESS.

## ORIGINAL DESCRIPTION OF LOT #1

BEGINNING AT A POINT LOCATED N89°37'22"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., 449.47 FEET FROM CENTER QUARTER CORNER OF SAID SECTION 30; THENCE S01°33'26"E 200.11 FEET; THENCE N89°37'22"W 217.81 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N01°33'26"W ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 200.11 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°37'22"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 217.81 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 33.00 FOOT WIDE LANE AS SHOWN ON THE MAP OF THE TOWNSITE OF MIDVIEW AND ALL OTHER EASEMENTS OF RECORD OR APPURTENANCES THEREOF.

CONTAINING 1.000 ACRE, MORE OR LESS.

## ADJUSTED BOUNDARY AND LOT #1 DESCRIPTION PARCEL 00-0035-1521 (2821-1-2)

BEGINNING AT A POINT LOCATED N89°37'22"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., 449.47 FEET FROM CENTER QUARTER CORNER OF SAID SECTION 30; THENCE S01°33'26"E 200.11 FEET; THENCE N89°37'22"W 217.81 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N01°33'26"W ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 200.11 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°37'22"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 217.81 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 33.00 FOOT WIDE LANE AS SHOWN ON THE MAP OF THE TOWNSITE OF MIDVIEW AND ALL OTHER EASEMENTS OF RECORD OR APPURTENANCES THEREOF.

CONTAINING 1.040 ACRE, MORE OR LESS.

## ADJUSTED DESCRIPTION OF DUCHESNE COUNTY PARCEL 00-0007-5881 (2821-0001)

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M.; THENCE S01°35'06"E ALONG THE QUARTER SECTION LINE, 1287.22 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE S00°34'20"E ALONG THE QUARTER SECTION LINE, 475.49 FEET TO THE SOUTH RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID COUNTY RIGHT OF WAY LINE THE FOLLOWING COURSES: AROUND A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 117.71 FEET (CHORD BEARS S39°59'23"W 117.71 FEET), S30°36'59"W 69.57 FEET, AND S38°52'49"W 46.71 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°35'08"W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 1186.82 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N01°06'05"W ALONG THE 40 ACRE LINE, 260.81 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL 00-0031-5350; THENCE N89°34'48"E ALONG THE SOUTH LINE OF SAID TAX PARCEL, 400.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX PARCEL; THENCE N01°06'05"W ALONG THE EAST LINE OF SAID TAX PARCEL, 400.00 FEET TO THE NORTHEAST CORNER OF SAID TAX PARCEL AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N89°34'48"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 267.52 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N01°33'26"W ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 1088.38 FEET TO THE SOUTHWEST CORNER OF THE ADJUSTED LOT #1 OF THE DUCHESNE COUNTY - ROD ROWLEY MINOR SUBDIVISION; THENCE S89°37'22"E ALONG THE SOUTH LINE OF SAID LOT #1, 217.81 FEET TO THE ADJUSTED SOUTHEAST CORNER OF SAID LOT #1; THENCE N01°33'26"W ALONG THE EAST LINE OF SAID LOT #1, 200.11 FEET TO THE ADJUSTED NORTHEAST CORNER OF SAID LOT #1 AND THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°37'22"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 449.47 FEET TO THE POINT OF BEGINNING. CONTAINING 34.968 ACRES, MORE OR LESS.

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON AND HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, AND THE BOUNDARY LINE ADJUSTED AS SHOWN HEREON.

RODNEY ROWLEY

VIRGINIA ROWLEY

GREGORY TODD  
DUCHESNE COUNTY COMMISSION

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF DUCHESNE } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018, PERSONALLY APPEARED BEFORE ME, RODNEY ROWLEY AND VIRGINIA ROWLEY OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THIS OWNER'S CERTIFICATE.

MY COMMISSION EXPIRES

NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF DUCHESNE } S.S.

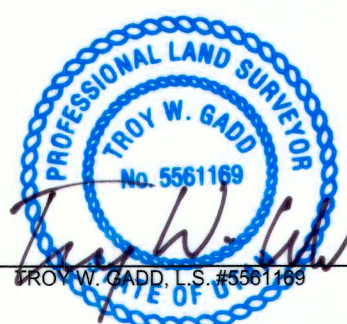
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018, PERSONALLY APPEARED BEFORE ME, GREGORY TODD AS DUCHESNE COUNTY COMMISSION CHAIR OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THIS OWNER'S CERTIFICATE ON BEHALF OF DUCHESNE COUNTY.

MY COMMISSION EXPIRES

NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.  
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



8/24/18

## NOTES

- THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY BETWEEN THE PARCEL 00-0035-1521 (OWNED BY RODNEY ROWLEY) AND PARCEL 00-0007-5881 (OWNED BY DUCHESNE COUNTY). THE BOUNDARY IS BEING ADJUSTED IN EXCHANGE FOR A PORTION OF A PARCEL ALONG A COUNTY ROAD.
- BASIS OF BEARINGS USED WAS N00°55'17"W BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/16 CORNER ON THE WEST LINE OF SECTION 30, T.3 S., R.2 W., U.S.B. & M., AS SHOWN.
- THE 33' WIDE LANE SHOWN ON THE WEST SIDE OF THE MINOR SUBDIVISION WAS TAKEN FROM THE MAP OF THE TOWNSITE OF MIDVIEW UTAH. RECORDED ON MARCH 11, 1913 IN BOOK 1 OF PLATS, PAGE 7 OF WASATCH COUNTY RECORDER'S OFFICE.
- THE LOCATIONS FOR THE SOUTH 1/4 CORNER, THE SOUTHWEST 1/16 CORNER, THE CENTER WEST 1/16 CORNER, AND THE CENTER SOUTH 1/16 CORNER OF SECTION 30, T.3 S., R.2 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2183.
- THE LOCATIONS FOR THE SOUTHEAST CORNER, THE SOUTH 1/16 CORNER ON THE EAST LINE, THE SOUTHWEST 1/16 CORNER, THE CENTER EAST 1/16 CORNER, AND THE EAST 1/16 CORNER ON THE SOUTH LINE OF SECTION 30, T.3 S., R.2 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY D. RYAN ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2202.

## DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A BOUNDARY LINE ADJUSTMENT SURVEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2018.

MICHAEL A. HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

## DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2018.

STEPHEN POTTER  
DUCHESNE COUNTY TREASURER

## COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH  
COUNTY OF DUCHESNE } S.S.  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018, AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_\_, M., AND IS DULY RECORDED.

COUNTY RECORDER ENTRY NUMBER

PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1707-193 FILE NAME: h:\jdp\proj\1707-193\dwg\rowley row\1707-193 survey  
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 8/24/2018

# Boundary Line Adjustment Survey for Rod Rowley & Duchesne Co.

Duchesne County, Utah  
Scale: 1" = 300'

County Surveyor's File # 3874